

TECATE

2000 Census Population.....155

Community 2020 Target¹2,150

April 2004 WC Map Population430

**APRIL 2004 WORKING COPY MAP**

The key objective of the April 2004 Working Copy map is to enhance Tecate, USA as an international trade community. To support this, Commercial and Industrial land use designations are focused at the international border. Rural areas surround the commercial and industrial areas to reflect the topography and maintain open space buffers between Tecate, USA and other backcountry communities.

KEY COMMUNITY ISSUES

- Reinforce and expand the existing Commercial and Industrial core areas at the border to capture market from Tecate, Mexico, with a population of 125,000 persons
- Regional traffic travels through the community

COMMUNITY-SPECIFIC PLANNING RATIONALE

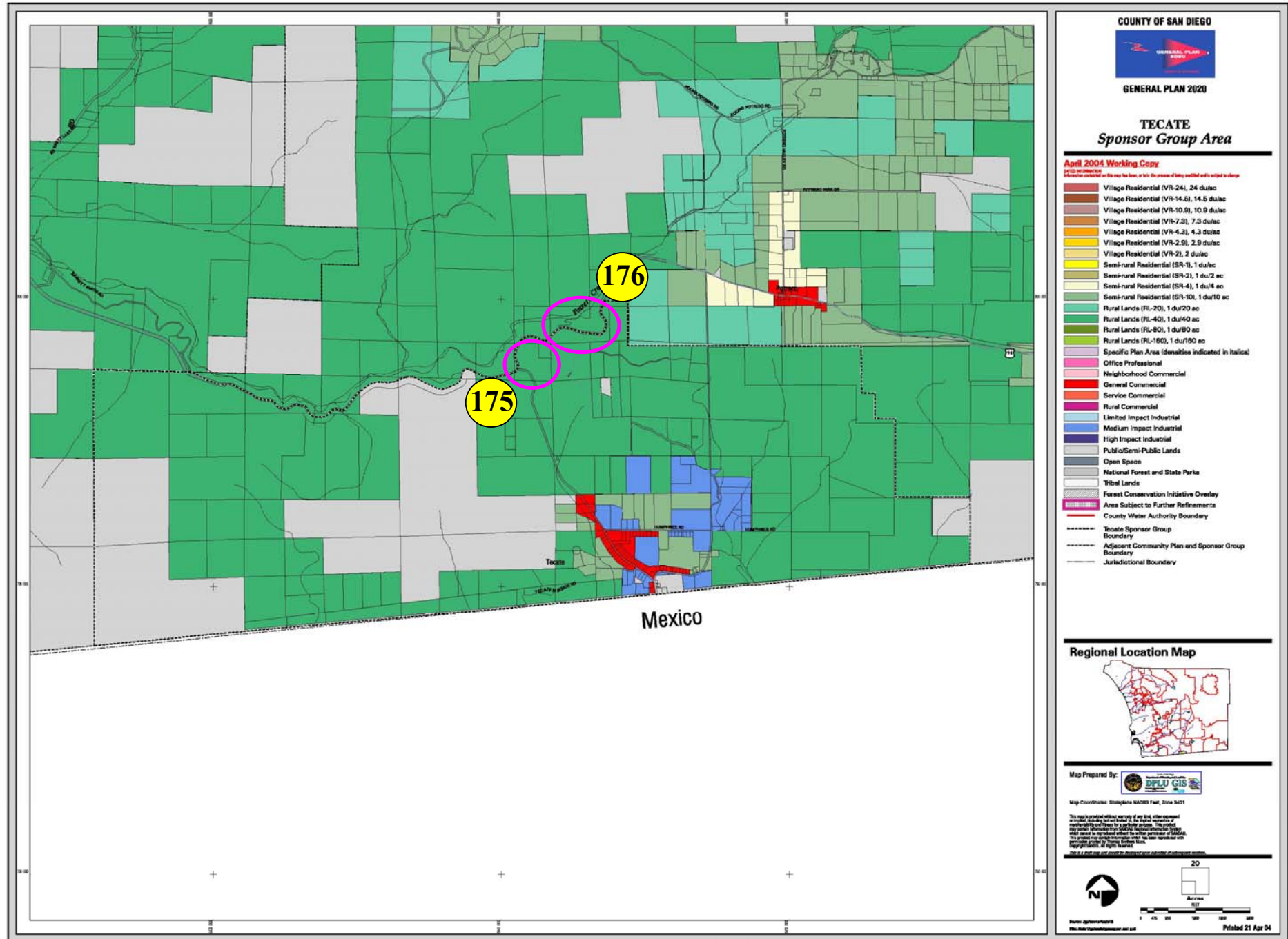
- Village and Semi-Rural densities and uses for the community are located in areas adjacent to the City of Tecate, Mexico
- The large population of Tecate, Mexico, with its expanding industrial sector and regional role as a trade center create demand for economic development on the American side

TRAFFIC FORECASTS

(See Mountain Empire Section)

¹ Community target not yet endorsed by the Board of Supervisors: 1,000.

See Mountain Empire LOS Map (B-34)



RESIDENTIAL PROPERTY REFERRALS

175	Byron White			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		<p>A Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the April 2004 Working Copy map density or a potential compromise of 1 du/20 acres.</p> <p>The referral is located at the intersection of Campo (SR-94) and Tecate Roads. It is biologically constrained, groundwater dependent with limited infrastructure and essential services. Due to its remote location, the area is designated 1 du/40 acres. Increased density would create an isolated pocket of Semi-Rural density that would be out of character with the surrounding land use and could negatively impact Campo Road (SR-94), which operates at a substandard level of service. Rural Lands designation meets the GP2020 land use framework and planning concepts.</p>	

176	Ron White			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> 		<p>A Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the April 2004 Working Copy map density or a potential compromise of 1 du/20 acres.</p> <p>The referral is located outside of the CWA boundary in a remote area along SR-94. Increased density would create an isolated pocket of Semi-Rural density in a remote area surrounded by Rural Lands. The area has limited infrastructure and services, biological constraints and slopes greater than 25 percent. Further development would impact SR-94, which operates at a substandard level of service. Rural Lands designation meets the GP2020 land use framework and planning concepts.</p>	